

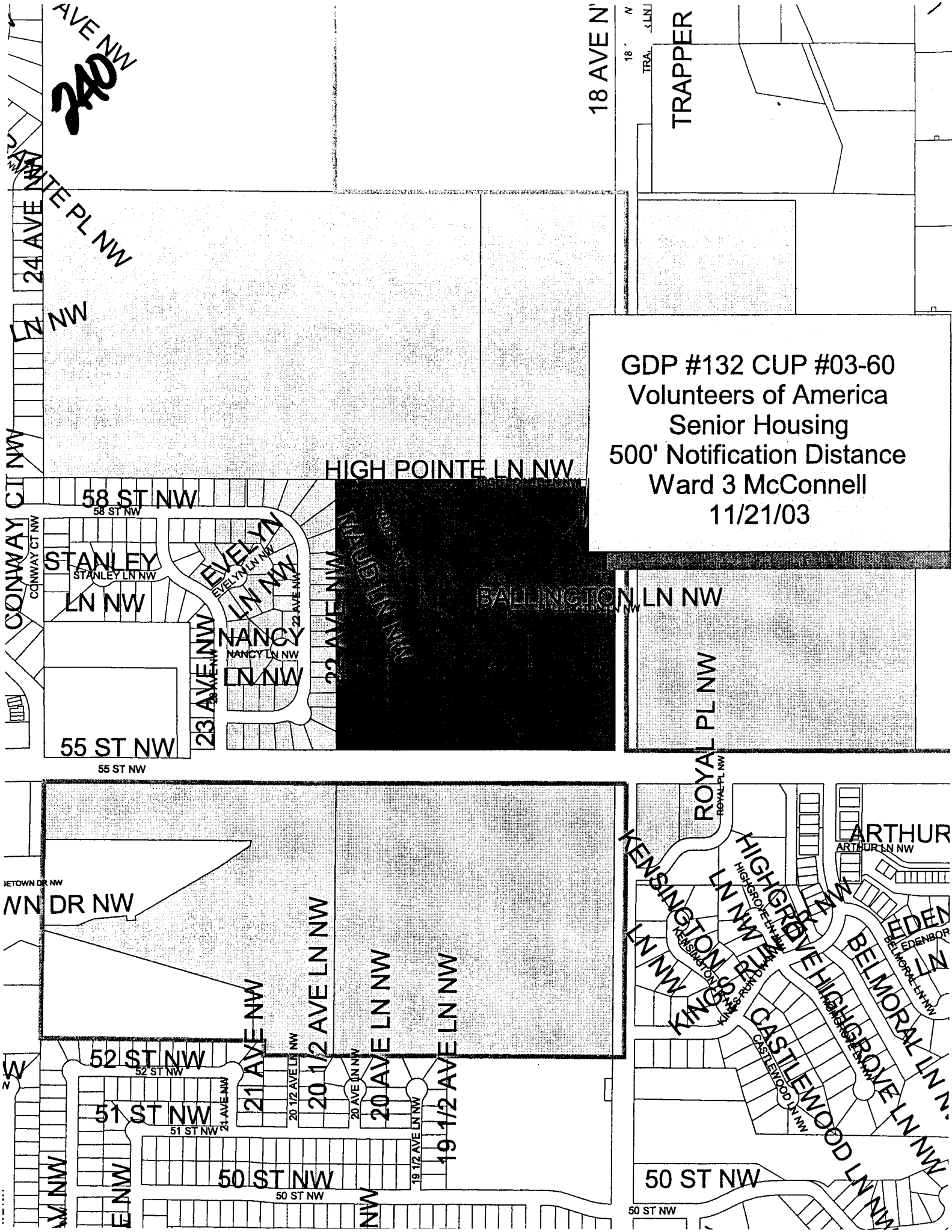
# REQUEST FOR COUNCIL ACTION

MEETING

DATE: 1-05-04

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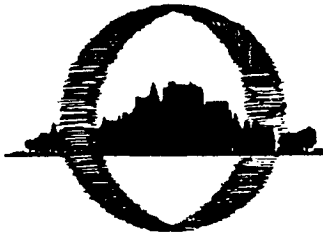
AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-8</b>
ITEM DESCRIPTION: Amendment to General Development Plan #132 known as Volunteers of America Senior Housing by Volunteers of America. The Applicant is proposing to amend the approved GDP by changing the types of housing units on the property mostly in the westerly half of the property. The property is located along the north side of 55 <sup>th</sup> Street NW and along the west side of 18 <sup>th</sup> Avenue NW.		PREPARED BY: Brent Svenby, Planner
<p>December 22, 2003      <u>NOTE:</u> See CPZC minutes from previous Incentive Development public hearing.</p> <p><b><u>City Planning and Zoning Commission Recommendation:</u></b></p> <p>On December 10, 2003 the City Planning and Zoning Commission reviewed the proposed changes to the approved General Development Plan.</p> <p>The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual.</p> <p>Ms. Petersson made a motion to recommend approval of amendment to General Development Plan #132 known as Volunteers of America Senior Housing based on staff-recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 9-0.</p> <p><b><u>Conditions:</u></b></p> <ol style="list-style-type: none"><li>1. The GDP shall be revised to remove the 16 unit buildings in the southwest portion of the property out of the area that is zoned R-1X.</li><li>2. The property shall be replatted. The City Public Works Department shall be in agreement to revising Outlot A to accommodate the 4 story building.</li><li>3. Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.</li><li>4. Dedication of parkland shall be met via: land dedication, as recommended by the City Park &amp; Recreation Department in the attached memo, dated November 17, 2003.</li><li>5. The cost of any needed City utility modifications and easement vacations will be the responsibility of the Owner/Developer. Any such work must be performed under a City/Owner Contract</li><li>6. Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.</li></ol> <p><b><u>Planning Staff Recommendation:</u></b></p> <p>See attached staff report dated December 4, 2003.</p> <p><b><u>Council Action Needed:</u></b></p> <ol style="list-style-type: none"><li>1. The Council may approve, approve with conditions, or deny the general development plan Amendment. The Council must make findings based on the criteria listed in Paragraph 61.215.</li><li>2. If the Council wishes to proceed with the general development plan amendment as proposed, it should instruct the City Attorney to prepare a resolution for Council approval.</li></ol> <p><b><u>Attachments:</u></b></p> <ol style="list-style-type: none"><li>1. Staff Report dated December 4, 2003</li><li>2. Minutes of the December 10, 2003 CPZC Meeting</li></ol> <p><b>COUNCIL ACTION:</b> Motion by: _____ Second by: _____ to: _____</p>		



GDP #132 CUP #03-60  
Volunteers of America  
Senior Housing  
500' Notification Distance  
Ward 3 McConnell  
11/21/03







## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



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**TO: City Planning and Zoning Commission**

**FROM: Brent Svenby, Planner**

**DATE: December 4, 2003**

**RE: Amendment to General Development Plan #132 known as Volunteers of America Senior Housing by Volunteers of America. The Applicant is proposing to amend the approved GDP by changing the types of housing units on the property mostly in the westerly half of the property. The property is located along the north side of 55<sup>th</sup> Street NW and along the west side of 18<sup>th</sup> Avenue NW.**

**Planning Department Review:**

**Applicant/Owner:**

Volunteers of America  
7530 Market Place Drive  
Eden Prairie, MN 55344

**Consultants:**

Insite Architects  
Attn: Kirk Velett  
1101 W River Parkway, Suite 330  
Minneapolis, MN 55415

**Size and Location:**

The area includes approximately 40 acres of land, located at the northwest corner of the intersection of 55<sup>th</sup> Street NW, west of 18<sup>th</sup> Avenue NW.

**Existing Land Use:**

The site is presently undeveloped except for the congregate living facility construction in the northeast corner of the property. This building consists of 40 units. There is currently a 55 unit congregate housing building under construction just west of the existing 40 unit building.

**Proposed Use:**

The amended GDP identifies the property being developed with townhomes, independent and assisted living units and commercial uses. The approved plan has 28 townhome units while the amendment proposes 40 townhome units. Congregate living (assisted living & independent living units) is shown at 442 units on the approved GDP, while the proposed amendment has 459 units. The approved GDP identifies 50,000 square feet of commercial uses on the property while amendment proposes 40,000 square feet.





**Land Use Plan:**

This property is identified for "Commercial" uses and "Medium Density Residential" uses on the Rochester Urban Service Area Land Use Plan Map.

**Zoning:**

A majority of the property is zoned R-3 (Medium Density Residential), except for a 240 foot wide area along the west property boundary is zoned R-1x (Mixed Single Family Extra). Approximately 8 acres of the southeast corner of the property is zoned B-1 (Restricted Commercial) district on the City of Rochester Zoning Map.

**Roadways:**

The General Development Plan proposes three access locations into the site. These access locations were determined by a traffic analysis done for the site. The access from 55<sup>th</sup> Street is shown as private street and will be a right-in/right-out only. This roadway will serve the townhomes, independent living facility and the commercial area. There is two access points shown from 18<sup>th</sup> Avenue NW. Both of these roads are shown as being private roadways. A left turn lane along 18<sup>th</sup> Avenue at the southerly entrance of the site will be required. The northerly access location on 18<sup>th</sup> Avenue is shown as connecting in with the roadway in Crimson Ridge. The roadway serving the townhomes are shown as private streets with a width of 25 feet.

**Sidewalks:**

Sidewalks are not required along private roadways. There are pedestrian trails located throughout the GDP.

**Drainage:**

Grading and Drainage Plan approval is required prior to development and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.

**Wetlands:**

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. A wetland delineation report was completed in 1999 for the property. According to the wetland delineation no wetlands exist on the site.

**Public Utilities:**

The static water pressures within the area will range from the upper 40's to the upper 60's PSI. A substantial amount of the existing public water within the property will need to be relocated at each phase of development to accommodate the new proposed layouts.

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**Parkland Dedication:**

Parkland dedication for the development will be the combination of cash in lieu of land and land dedication. The applicant will be extended for 1.65 acres for the eventual dedication of the constructed public pond/trail system around the pond. The balance of the dedication to be in the form of cash in lieu of land. Cash in lieu payments in the amount of \$88,250 have been received (7-23-01) for the initial 380 units of the development. No additional dedication will be required until the entire development exceeds 380 dwelling units.

**Referral Comments:**

1. Rochester Public Works Department
2. Rochester Park & Recreation Department
3. Planning Department – GIS staff
4. Olmsted County Public Works Department
5. RPU Water Division
6. RPU Operations Division
7. Planning Department – Wetlands LGU staff
8. MnDOT

**Report Attachments:**

1. Copy of proposed GDP Amendment
2. Copy of the approved GDP
3. Location Map
4. Referral Comments (5)

**Summary:**

The Applicant is proposing to amend the approved GDP by changing the conceptual layout of the development from what is currently approved. The styles and types of buildings on the property are changing.

**Staff Suggested Findings and Recommendation:**

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan (see attached section from the newly adopted regulations, which became effective May 15, 1999.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

***Land uses within the amended GDP are generally consistent with the zoning classifications on the property. The 16 unit buildings shown in the southwest portion are not permitted in the R-1X zoning district and the GDP will need to be revised moving the 16-unit buildings out of the area zoned R-1X.***

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

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***The density and access of the proposed development is compatible with the existing and permissible future use of the adjacent properties. The development has frontage on 2 major roadways and the access to this roadways have already been determined and will only be allowed at the access openings as shown on the plat for the property.***

Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

***The policies and goals found in Chapters 2 and 3 of the Rochester Urban Service Area Land Use Plan encourage developing a range of densities and development styles. This development will help to further the goals and policies of the Land Use Plan and also those found within Chapter 3 of the Housing Plan. The development will offer a range of housing consisting of townhouse, assisted living units and independent living units.***

Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

***A Development Agreement has been executed between the developer and City for the development of this property. Access to the property will be from 18<sup>th</sup> Avenue NW and 55<sup>th</sup> Street NW. The access from 55<sup>th</sup> Street is shown as a private street and will be a right-in/right-out only. This roadway will serve the townhomes, independent living facility and the commercial area. There is two access points shown from 18<sup>th</sup> Avenue NW. Both of these roads are shown as being private roadways. A left turn lane along 18<sup>th</sup> Avenue at the southerly entrance of the site will be required. The northerly access location on 18<sup>th</sup> Avenue is shown as connecting in with the roadway in Crimson Ridge.***

Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

***A Development Agreement has been executed between the developer and City for the development of this property. The access from 55<sup>th</sup> Street is shown as a private street and will be a***



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*right-in/right-out only. This roadway will serve the townhomes, independent living facility and the commercial area. There is two access points shown from 18<sup>th</sup> Avenue NW. Both of these roads are shown as being private roadways. A left turn lane along 18<sup>th</sup> Avenue at the southerly entrance of the site will be required. The northerly access location on 18<sup>th</sup> Avenue is shown as connecting in with the roadway in Crimson Ridge.*

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

*The static water pressures within the area will range from the upper 40's to the upper 60's PSI. A substantial amount of the existing public utilities within the property will need to be relocated at each phase of development to accommodate the new proposed layouts.*

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

*Grading and Drainage Plan approval is required prior to development and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.*

*The regional storm water ponds have been constructed on the property. It appears that with the proposed amendment, there will need to some redesigning of the pond facilities to accommodate the development.*

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

*Grading and Drainage Plan approval is required prior to development and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.*

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*The regional storm water ponds have been constructed on the property. It appears that with the proposed amendment, there will need to some redesigning of the pond facilities to accommodate the development.*

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

*This development proposes private roadways. Detailed site plans (Site Development Plans and/or Performance Residential Development plan) will need to be reviewed and approved by the City prior to development of the property.*

*The property will need to be replatted prior to the any additional development be approved for the property. A large 200 unit building shown just east of the storm water pond appears to be on 3 different lots. One the lots is Outlot A, which is required to be dedicated to the City from regional storm water use.*

*One the proposed 16 unit buildings in the southwest portion of the development and approximately a third of another building are shown on the land, which is, zoned R-1X. This type of building is not permitted in the R-1X zoning district so the GDP will need to be revised removing these buildings from the R-1X zone.*

**Recommendation:**

**Staff recommends the following conditions or modifications to assure compliance with the Rochester Zoning Ordinance and Land Development Manual and applicable criteria:**

- 1. The GDP shall be revised to remove the 16 unit buildings in the southwest portion of the property out of the area that is zoned R-1X.**
- 2. The property shall be replatted. The City Public Works Department shall be in agreement to revising Outlot A to accommodate the 4 story building.**
- 3. Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.**
- 4. Dedication of parkland shall be met via: land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated November 17, 2003.**
- 5. The cost of any needed City utility modifications and easement vacations will be the responsibility of the Owner/Developer. Any such work must be performed under a City/Owner Contract**
- 6. Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.**

**NOTE: Prior to development of this property, Site Development Plans will need to be submitted to the City and approved. This GDP review did not include detailed site plan review for compliance with all regulations applicable to permit issuance (i.e. lighting, recreation space, landscape areas, signage, bufferyards, etc).**



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## ROCHESTER PARK AND RECREATION DEPARTMENT

November 17, 2003

TO: Jennifer Garness  
Planning

RE: Amendment to GDP #132  
Volunteers of America

Dedication for the development to be combination of cash in lieu of land and land dedication.

The applicant should be extended for 1.65 acres for the eventual dedication of the constructed public pond / trail system around the pond. The balance of the dedication to be in form of cash in lieu of land.

Cash in lieu payments in the amount of \$88,250 have been received (07-23-01) for the initial 380 units of the development. No additional dedication will be required until the entire development exceeds 380 dwelling units.



*The hand to reach for...*  
**DAVID A. KAPLER**  
Fire Chief

DATE: November 25, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Amendment to General Development Plan #132 known as Volunteers of America senior Housing by Volunteers of America. The applicant is proposing to amend the approved GDP by changing the types of housing units on the property mostly in the westerly half of the property.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
  2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
    - a) Streets less than 32 feet in width shall be posted "No Parking" on one side of the street. Streets less than 26 feet in width shall be posted "No Parking" on both sides of the street.
    - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".
- c: Donn Richardson, RPU, Water Division  
Mark Baker, Rochester Public Works  
Volunteers of America  
In-Site Architects



*we pledge. we deliver*

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November 20, 2003

Rochester-Olmsted  
CONSOLIDATED PLANNING DEPARTMENT  
2122 Campus Drive SE  
Rochester, MN 55904-7996

REFERENCE: Amendment to General Development Plan #132 by Volunteers of America known as Volunteers of America Senior Housing to amend the GDP by changing the types of housing units on the property.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. Static water pressures within this area will range from the upper 40's to upper 60's PSI.
2. A substantial amount of the existing public water main within this property must be relocated at each phase of development per our requirements to accommodate the new layouts.
3. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson  
Water

C: Doug Rovang, RPU  
Mike Engle, RPU  
Mark Baker, City Public Works  
Vance Swisher, Fire Prevention  
Gale Mount, Building & Safety  
Volunteers of America  
Kirk Velett, In-Site Architects



# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

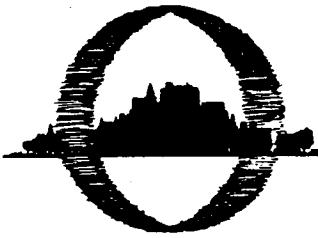
FROM: Mark E. Baker

DATE: 11/26/03

The Department of Public Works has reviewed the application to AMEND General Development Plan #132, on the Volunteers of America property, platted as The Homestead. The following are Public Works comments on the GDP Amendment:

1. A Development Agreement has been executed for this Property.
2. With the exception of Storm Water management for any areas that do not drain to approved on-site facilities, and Traffic Signs, all other development charges for this Property have been addressed in, and paid through the City-owner Contract process for Ph I & Ph II of The Homestead.
3. The relocation and / or extension of public utilities will require the execution of a City-Owner Contract prior to construction.

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COUNTY OF  
*Olmsted*

PUBLIC WORKS DEPARTMENT  
2122 CAMPUS DR SE - SUITE 200  
ROCHESTER MN 55904-4744  
www.olmstedpublicworks.com  
507.285.8231

November 24, 2003

Jennifer Garness  
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the Amendment to General Development Plan #132 known as Volunteers of America Senior Housing by Volunteers of America and has the following comment:

- ***Access to Crimson Ridge Second Subdivision and Volunteers of America shall be combined as approved by access permit.***

Sincerely,

Michael Sheehan  
County Engineer

MTS/ss



T:\PWDATA\ENG\INDOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## GENERAL DEVELOPMENT PLAN

### REFERRAL RESPONSE

**DATE:** November 21, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Kirk Velett (In-site Architects)

**RE:** **VOLUNTEERS OF AMERICA  
THE HOMESTEAD  
GENERAL DEVELOPMENT PLAN #132 AMENDED**

A review of the **GDP** has turned up the following **ROADWAY** or **ADDRESS** related issues:

- 1. The official designation of all public and/or private roadways must have approval of the GIS/E911 Addressing Staff.***
- 2. Supplementary Address Signage and the incurred costs may be required to eliminate complicated or confusing addressing situations. This signage must be coordinated with the GIS/ E-911 Addressing Staff in cooperation with the Rochester Fire Department. If required, this signage will be determined at the time of address review.***

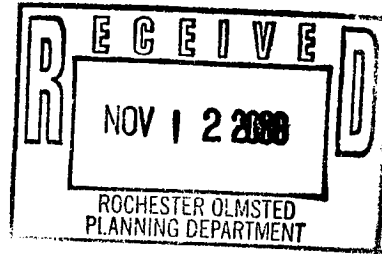


# in-site architects

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November 11, 2003

Planning Department  
City of Rochester / Olmsted County  
2122 Campus Drive SE  
Rochester, MN 55904



Re: **Submittal for Amendment to the General Development Plan**  
Volunteers of America / Presbyterian Homes Campus  
55<sup>th</sup> Street NW and 18<sup>th</sup> Ave NW

Volunteers of America / Presbyterian Homes is requesting an amendment to the General Development Plan approval for their senior housing campus at 55<sup>th</sup> Street NW and 18<sup>th</sup> Ave NW. We believe the amended GDP site plan continues to meet or exceed all criteria established in the approved GDP.

The accompanying amended site plan includes a comparative data table of the original GDP and the proposed GDP. Highlights of the proposed amended GDP:

1. Providing a lower density development on the western side of the ponds adjacent to existing single family properties. Dwelling unit count on the west portion has gone down from 172 units to 104 units.
2. Providing lower buildings on the western portion of the property with a maximum two story height.
3. Decreased commercial property from 6.46 acres to 4.1 acres.
4. Decreased commercial building area from 55,000 sf to 40,000 sf.
5. Increased total units, including future skilled nursing, by 17 units from 442 to 459 dwelling units (3.8% increase).
6. No affect on storm management ponds or park trails.
7. No affect on utilities currently constructed (other then some internal relocation).
8. No affect on residential external property setbacks. Internal setback minimum is 25 feet to storm management pond high water level.
9. No affect on external buffer yards.

Given the many enhancements this design provides we request that approval be given for the amended General Development Plan.

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